



City of Coquitlam

# **Burquitlam-Lougheed Neighbourhood Plan *Draft Plan Directions***



**Burquitlam Station: Today**



**Burquitlam Station: Future**

# Plan Area



1,400 acres  
20,000 residents

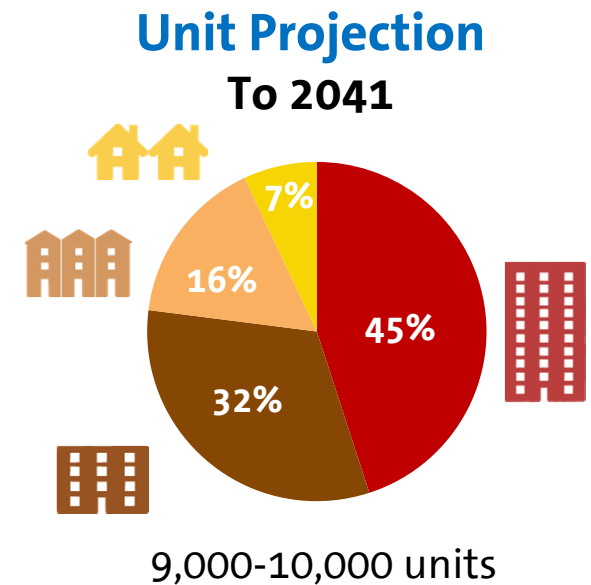
# Planning Process

- **Phase 1 – Background, ideas and opportunities**
- **Phase 2 – Land Use, transportation and amenities**
- **Phase 3 – Draft Plan**

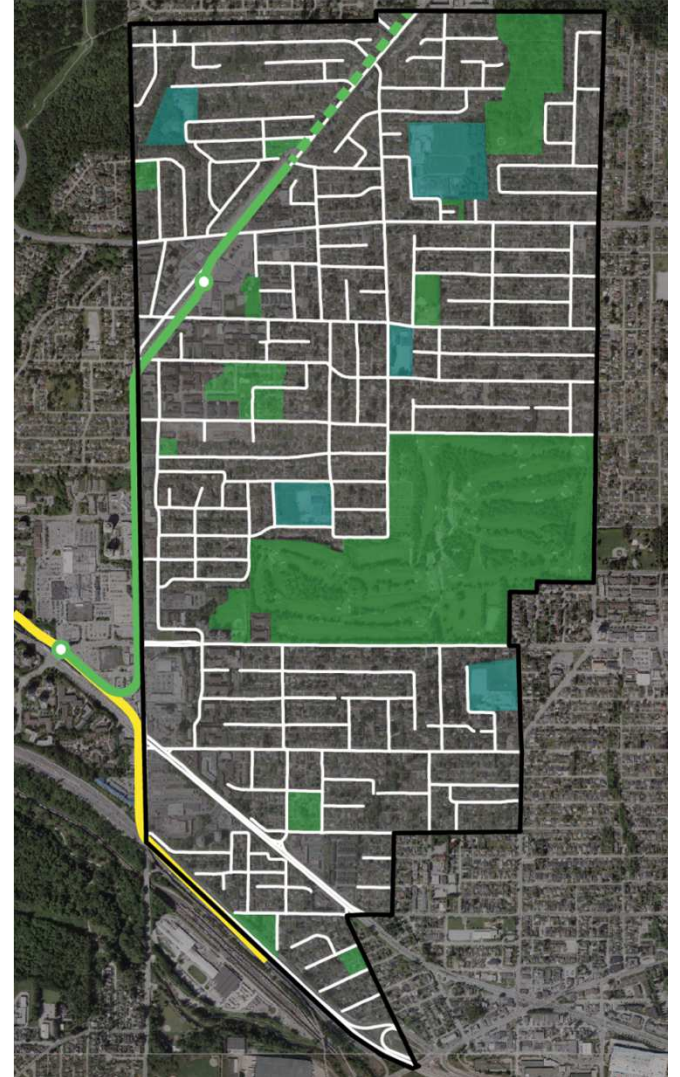


# Land Use Concept Highlights

- Focus density into 'Core' areas, as per TDS
- Improve transition between land uses
- Family-friendly housing mix
- Increase flexibility while providing certainty
- Support transportation, streetscape, park and amenity improvements
- Redevelopment directed to 34% of plan area



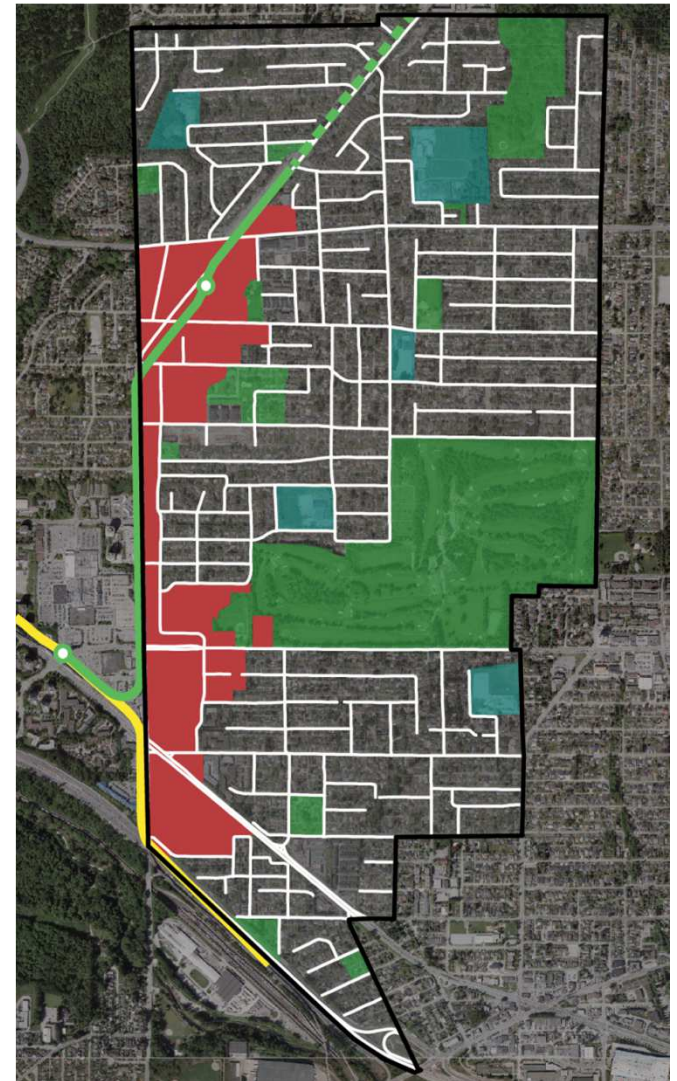
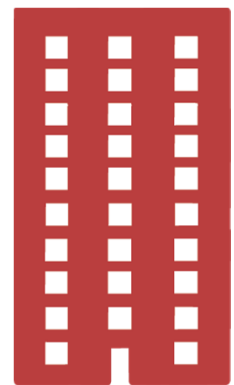
# Land Use Concept



# High-Rise Apartment

- Focused into 'Core' areas
- Mixed-Use Commercial/Residential on North & Clarke Roads within Neighbourhood Centres
- Anticipated market demand for 4,000-4,500 units by 2041
- Approximately 11% of area (160 acres)

45% of units

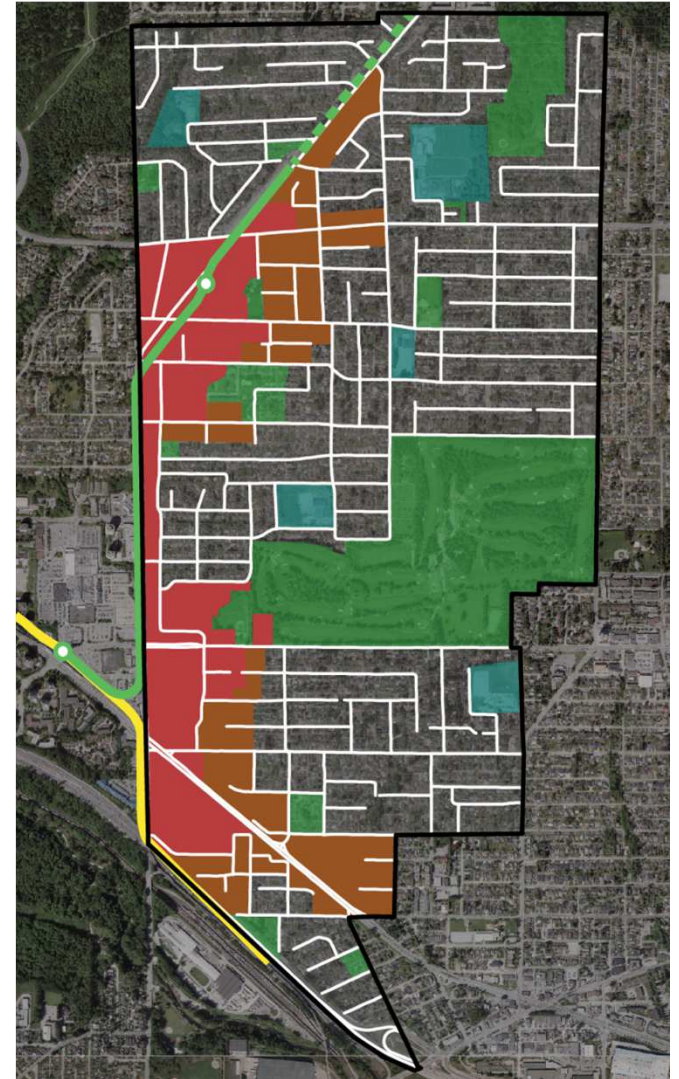




# Low-Rise Apartment

- In areas where towers are not appropriate
- Anticipated market demand for 3,000-3,500 units by 2041
- Approximately 10% of area (140 acres)

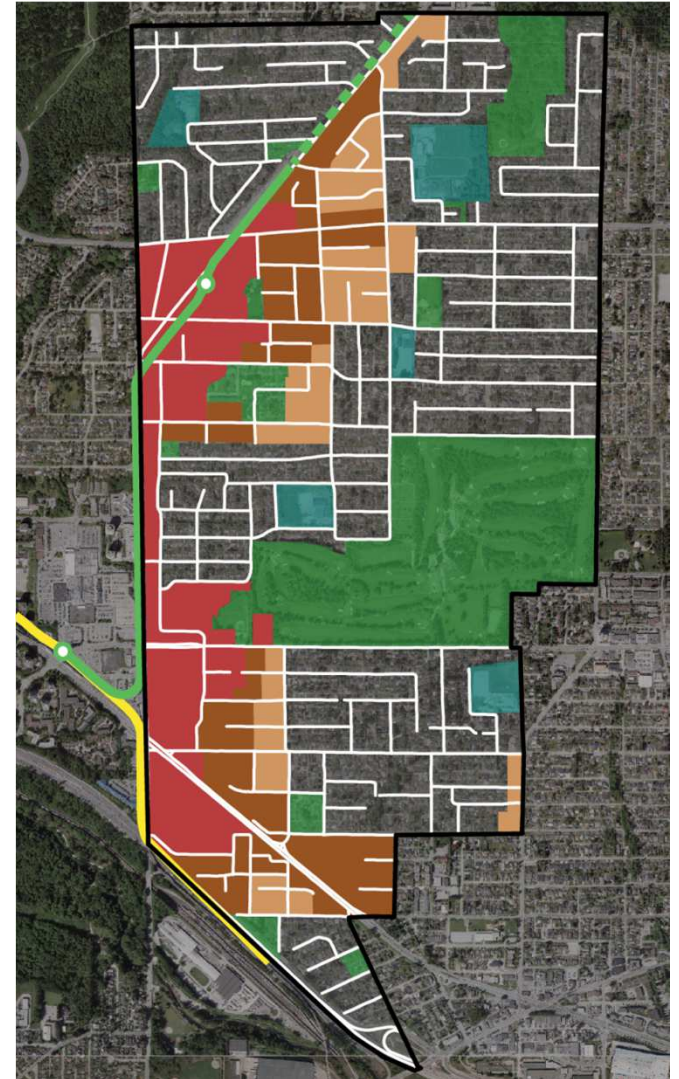
32% of  
units



# Townhouse

- More affordable, family-friendly housing option
- In high demand
- Theoretical capacity for 1,500 units
- Approximately 7% of area (95 acres)
- Add RTM-1 and RM-2 zones with criteria

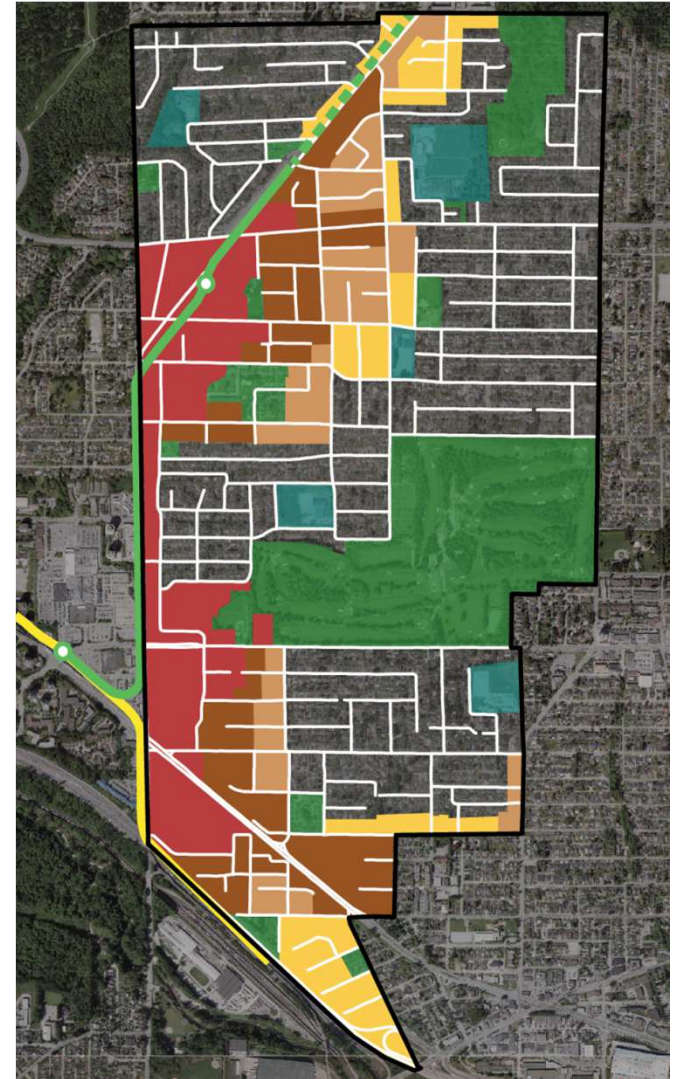
16% of  
units



# Housing Choices

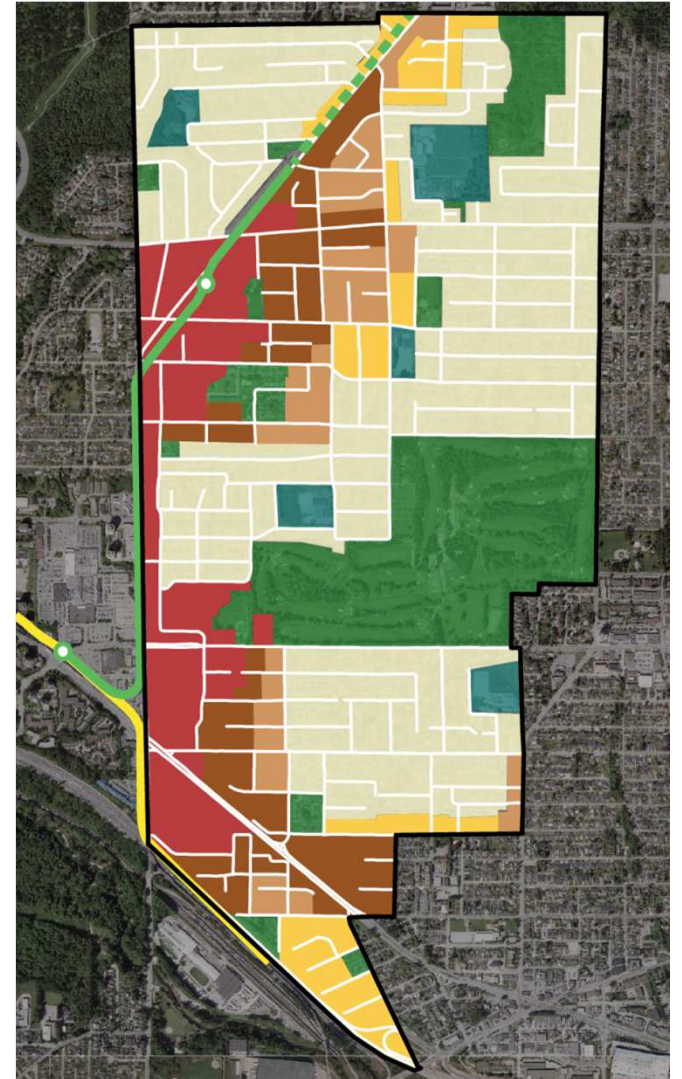
- Complete the transition to adjoining established single-family areas
- More affordable, family-friendly housing option
- Theoretical capacity for 620 units
- Approximately 6% of area (85 acres)

7% of  
units



# Single-Family

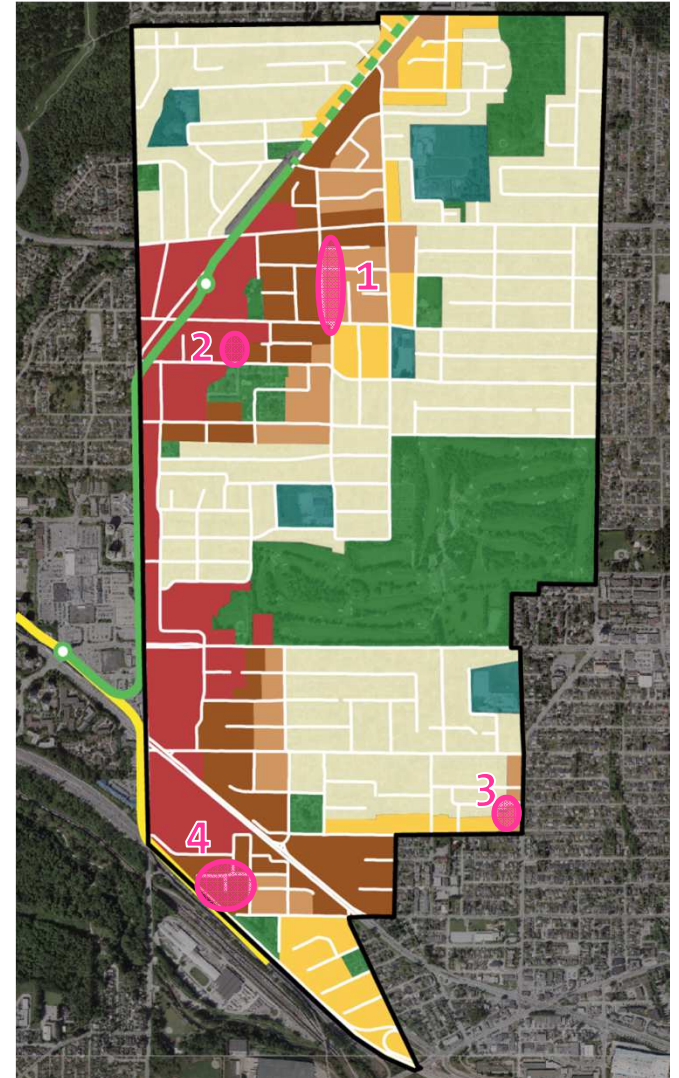
- Established single-family residential areas
- Minimal change expected
- 2,000 lots
- Approximately 42% of area (575 acres)



# Land Use Refinements

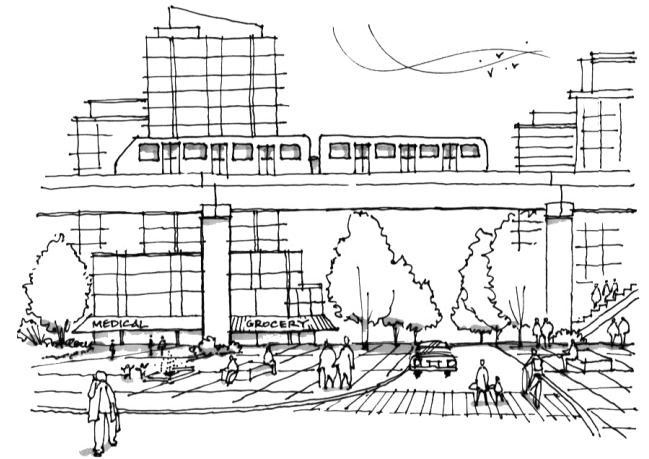
## Four changes since October 24, 2016

1. East side of Dogwood Avenue
  - from Medium Density to Townhouse
2. 561 Cottonwood Avenue
  - from Medium Density to High Density
3. 835 Edgar Avenue
  - from NAR to Townhouse
4. Sunset, Dunlop and Euclid block
  - from Townhouse to Medium Density

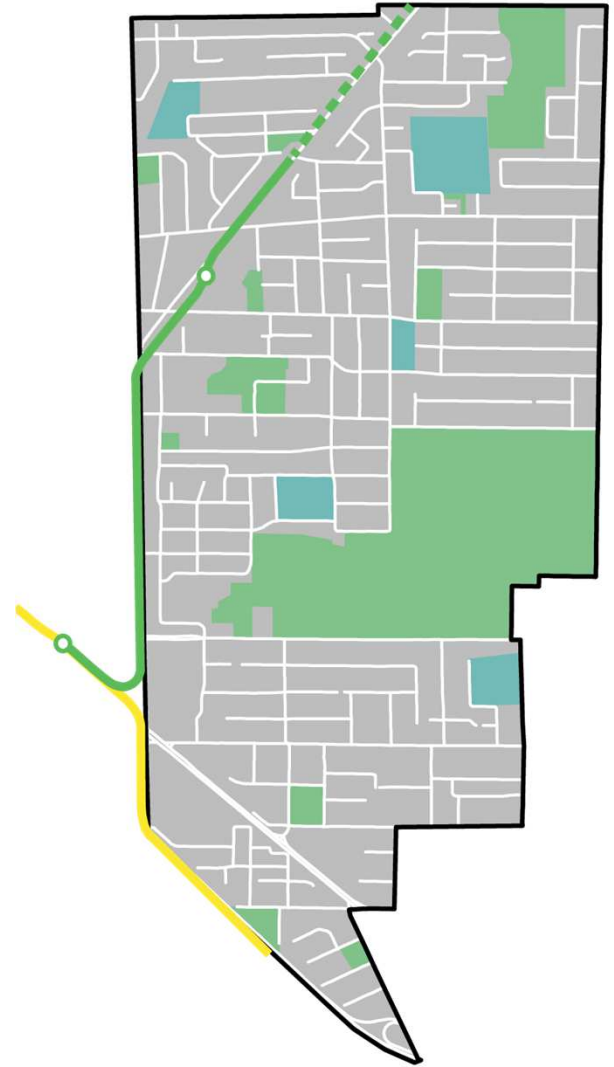


# New Plan Policy Highlights

- Transit Oriented Development characteristics
- Land Use amendment criteria
- Comprehensive Development (CD) Zone criteria
- Robust Urban Design section
- Comprehensive Master Plan policies
- SkyTrain Guideway Integration
- Transportation Demand Management (TDM)
- Specific District Policies



# Parks Approach

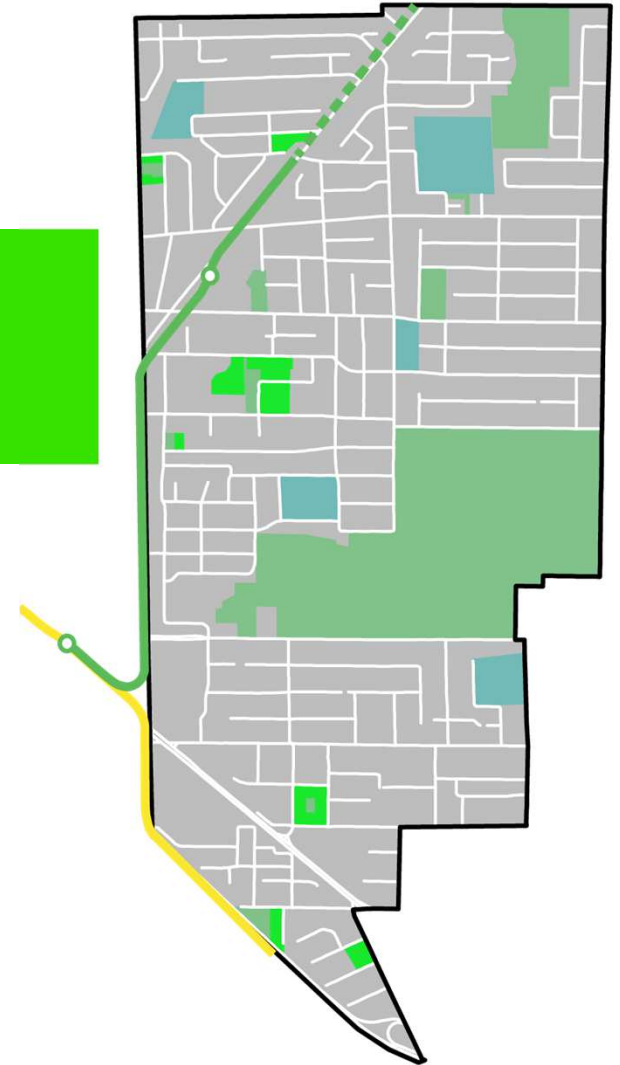


# Parks Approach



## New Parks

- Approximately 10 hectares (25 acres) of new parks over 30 years
- Priority determined by Park Prioritization Framework and as opportunities arise

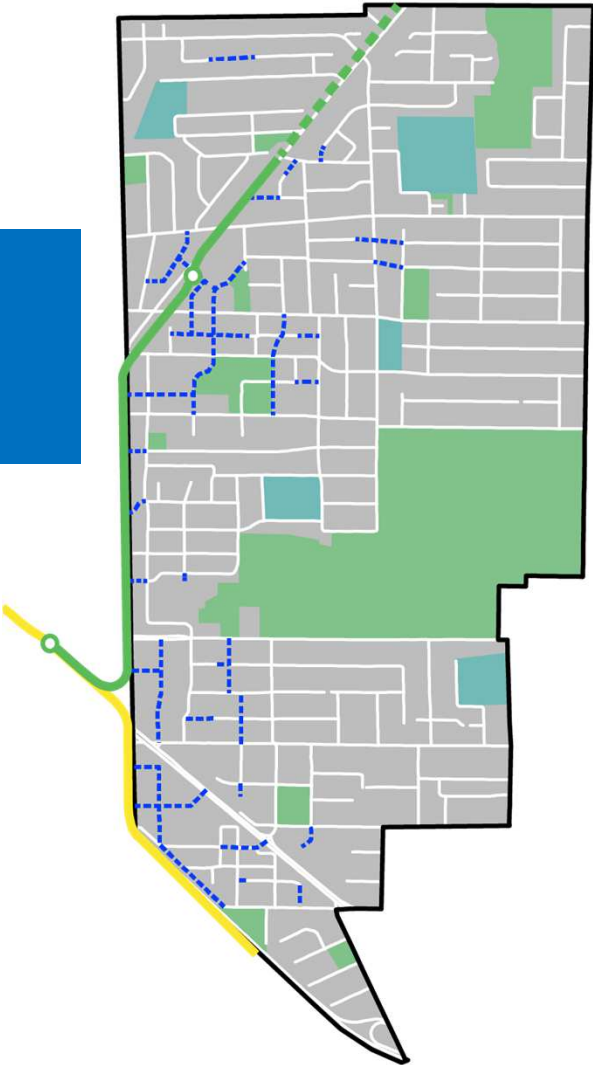




# Transportation Approach



**New Streets and Lanes**



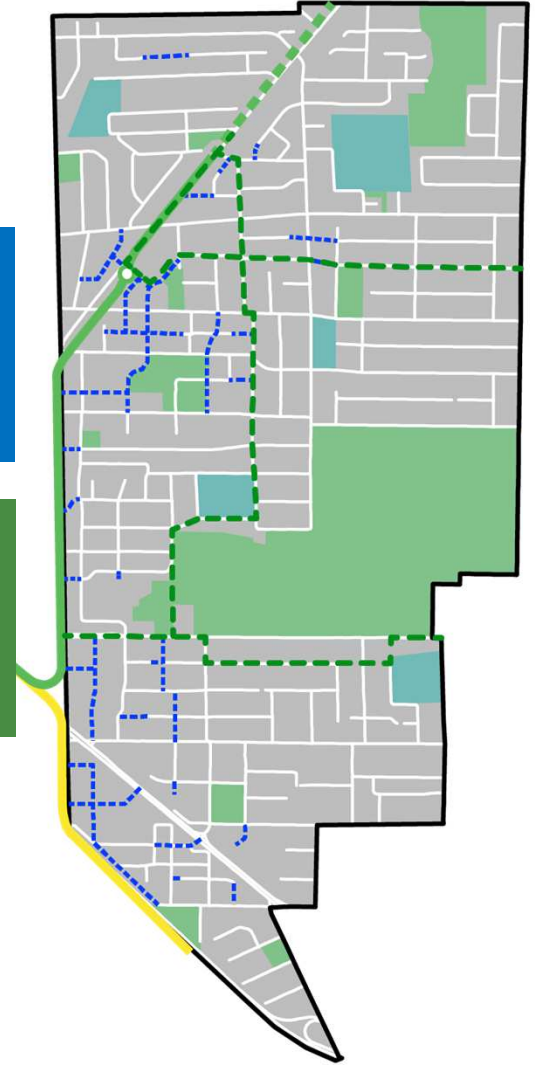
# Transportation Approach



**New Streets and Lanes**



**Citywide Greenways**



# Transportation Approach



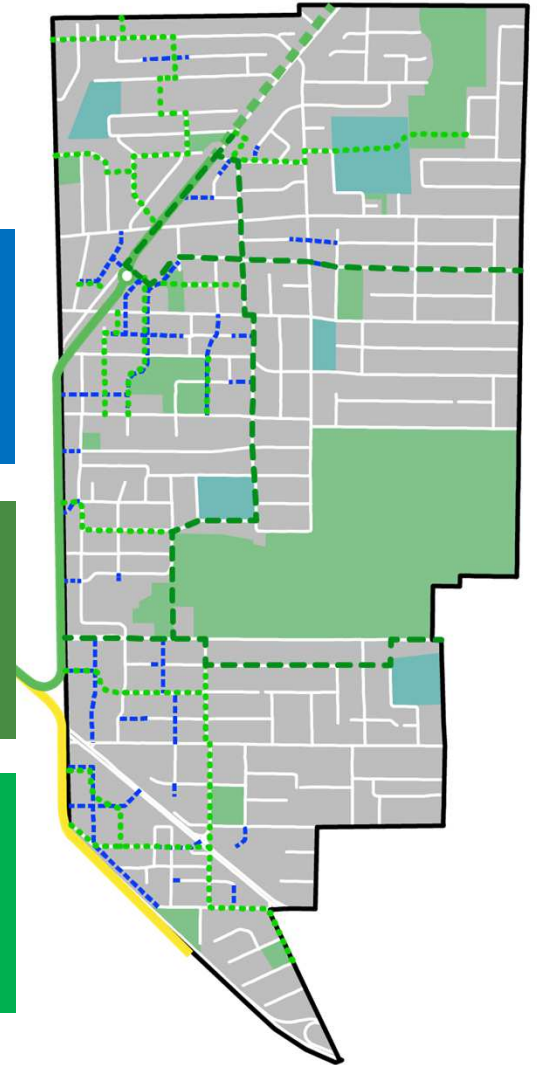
**New Streets and Lanes**



**Citywide Greenways**



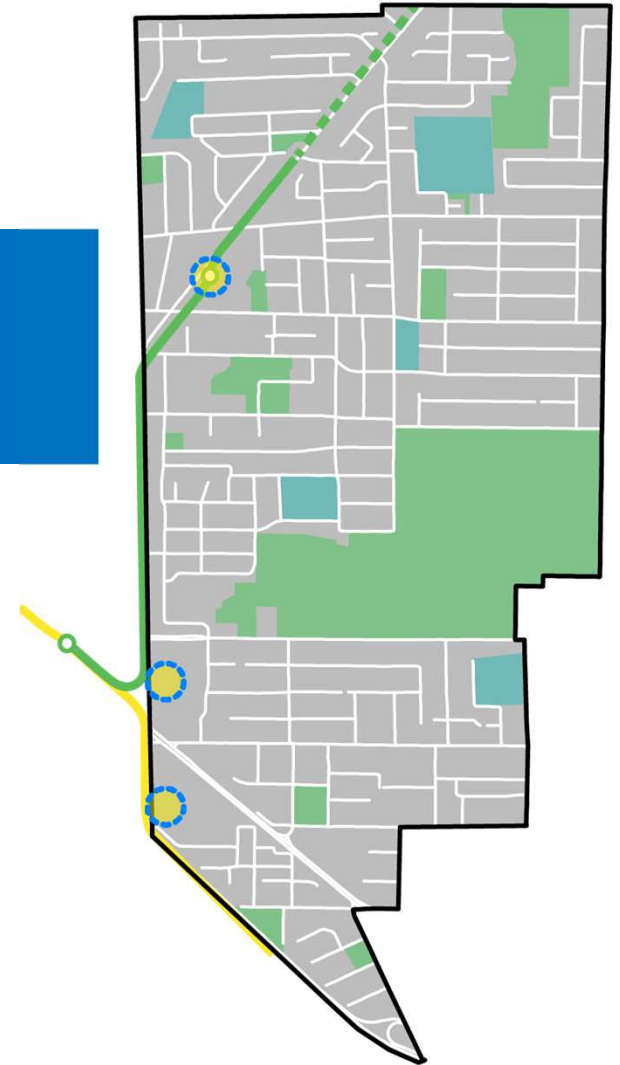
**Neighbourhood Greenways**



# Urban Design Framework



**Primary Node**



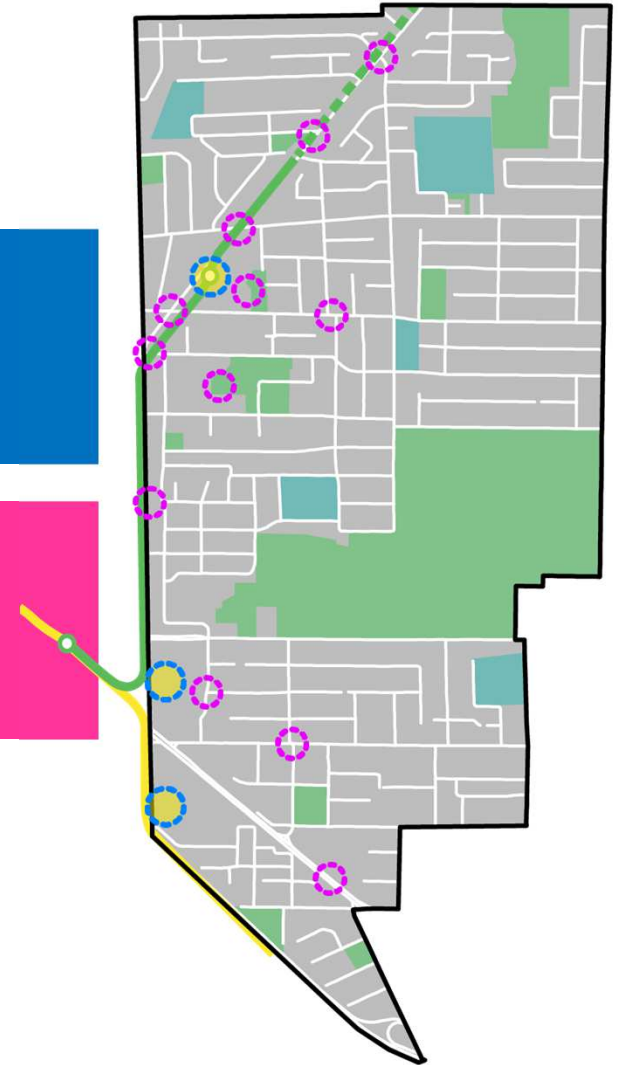
# Urban Design Framework



**Primary Node**



**Major Node**



# Urban Design Framework



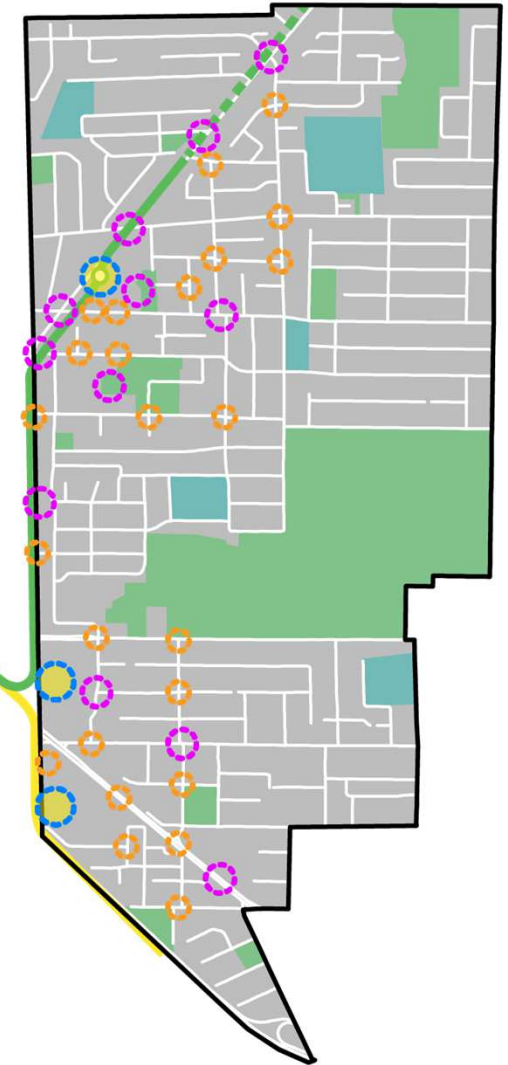
**Primary Node**



**Major Node**



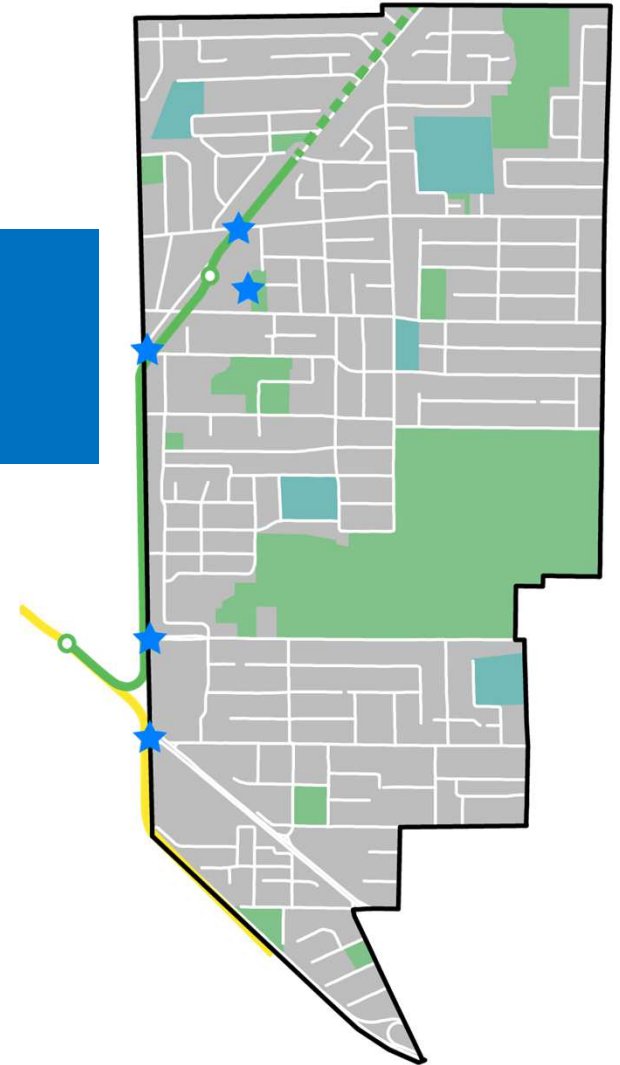
**Minor Node**



# Urban Design Framework



Landmark Sites



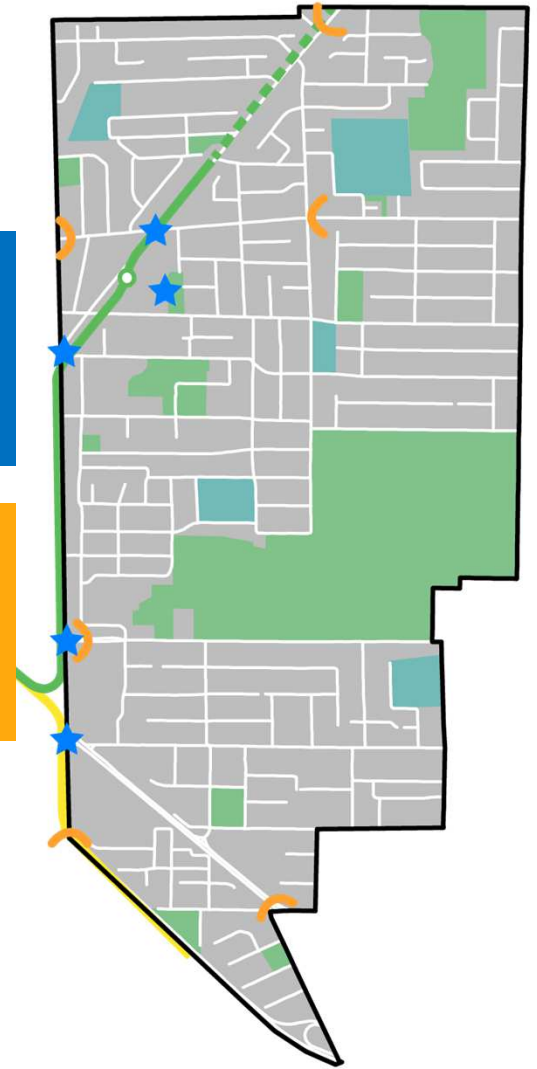
# Urban Design Framework



Landmark Sites



Gateways

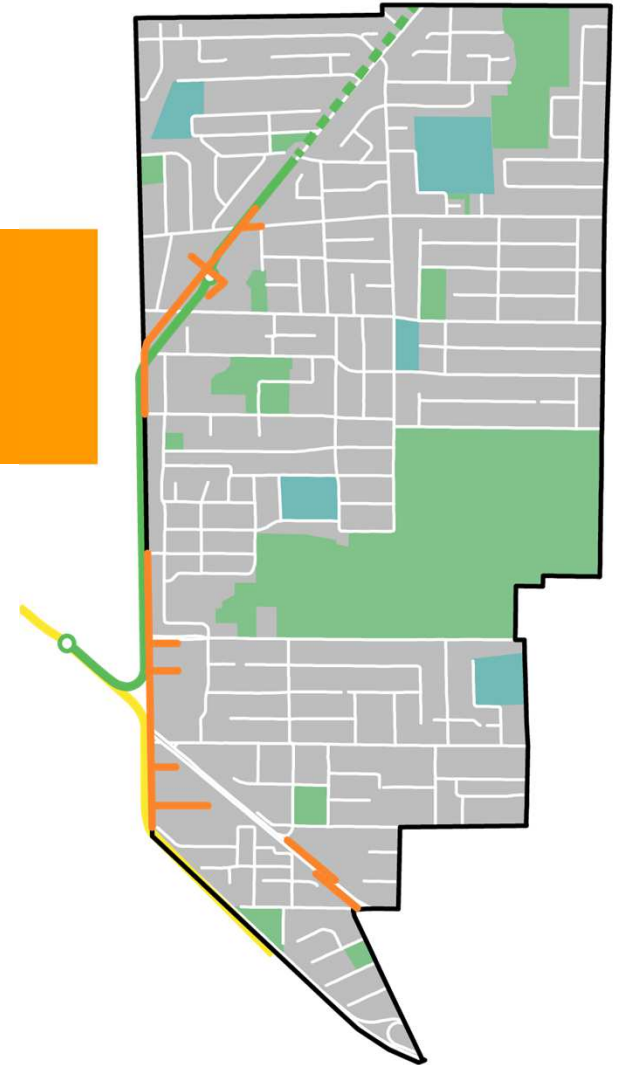




# Building Frontage Types



**Mandatory Commercial**



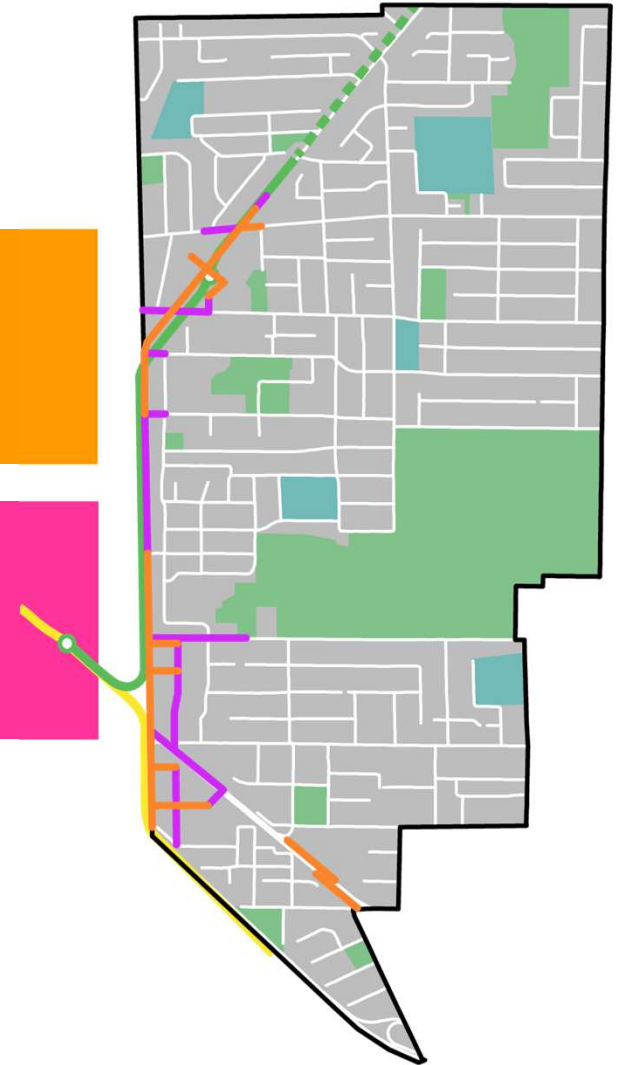
# Building Frontage Types



**Mandatory Commercial**



**Optional Commercial**



# Building Frontage Types



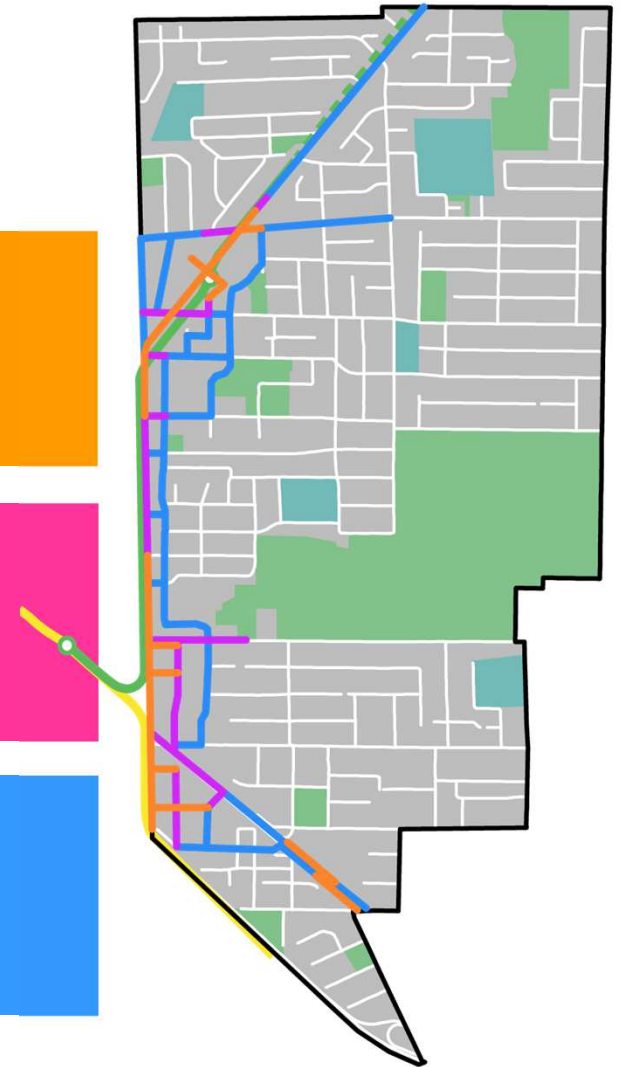
**Mandatory Commercial**



**Optional Commercial**



**Active Residential**



## Next Steps

- **Present draft Plan to Council - December 2016**
- **Finalize Servicing Assessment and Streetscape Guidelines - early 2017**
- **Phase 3 - Public Consultation - early 2017**
- **Present Plan to Council for bylaw consideration by mid 2017**

